

THEY SAY ONE'S HOME
IS A CASTLE.
BUT, FOR THE SELECT FEW,
IT CAN BE A KINGDOM.



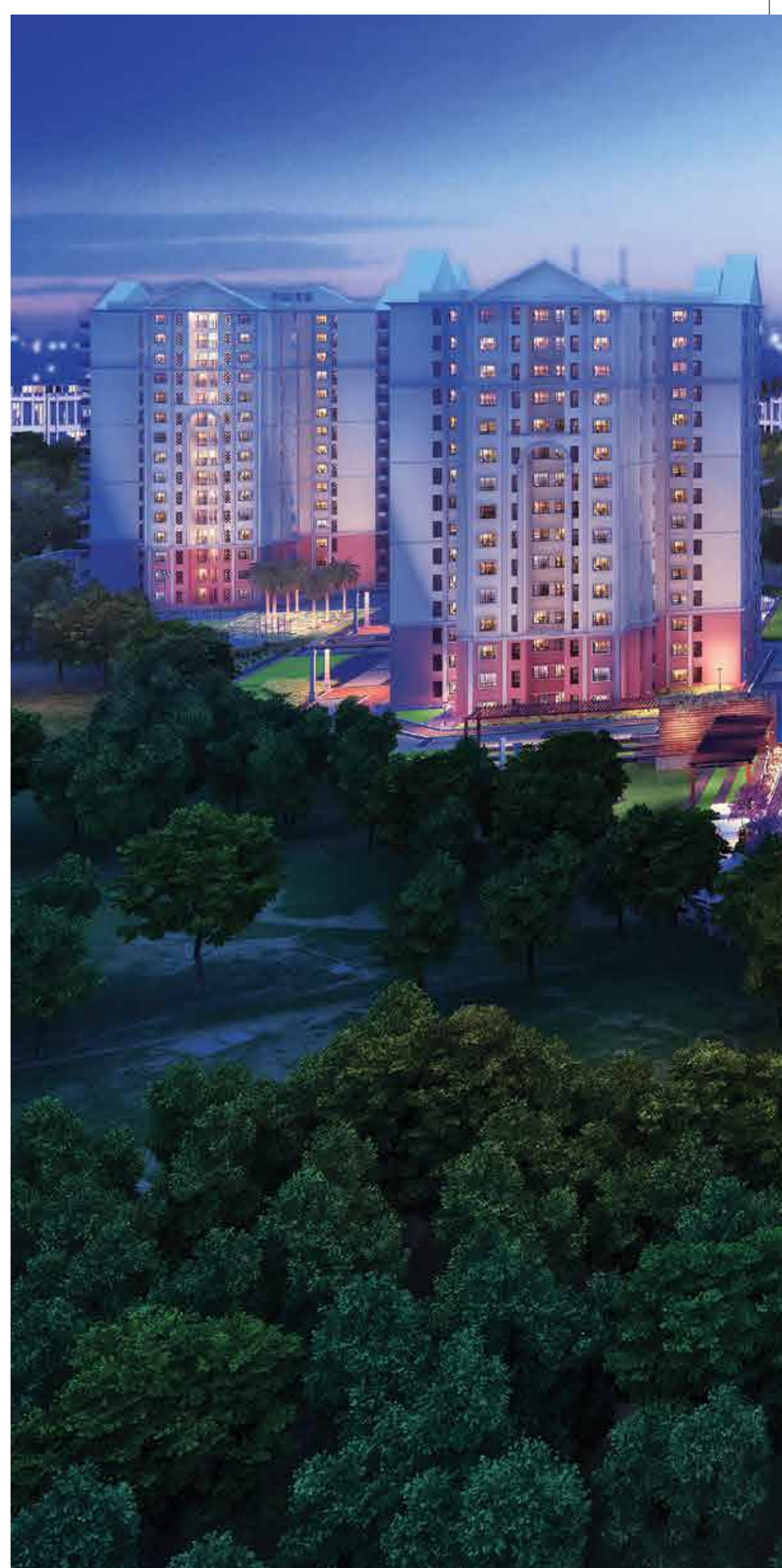


Inspired by the French word for 'kingdom',
Skylark Royaume has taken the 'comfort
of home' a notch higher. Because the only
way to live life, is king-size.





From its ideal location in a serene nook
off Hosa Road and its myriad amenities, to its
development overseen by reputed partners,
Skylark Royaume offers the finest in real estate
at the best possible price.





UNMATCHED CONNECTIVITY

Just off Hosa Road and within walking distance of Electronics City, Skylark Royaume puts everything at your fingertips. A few minutes away from Koramangala and Sarjapur, it can be easily accessed from all prominent parts of the city. The IT corridor also houses some of the city's finest international schools and most trusted hospitals. Here, every need is met. Because luxury means nothing without peace of mind.

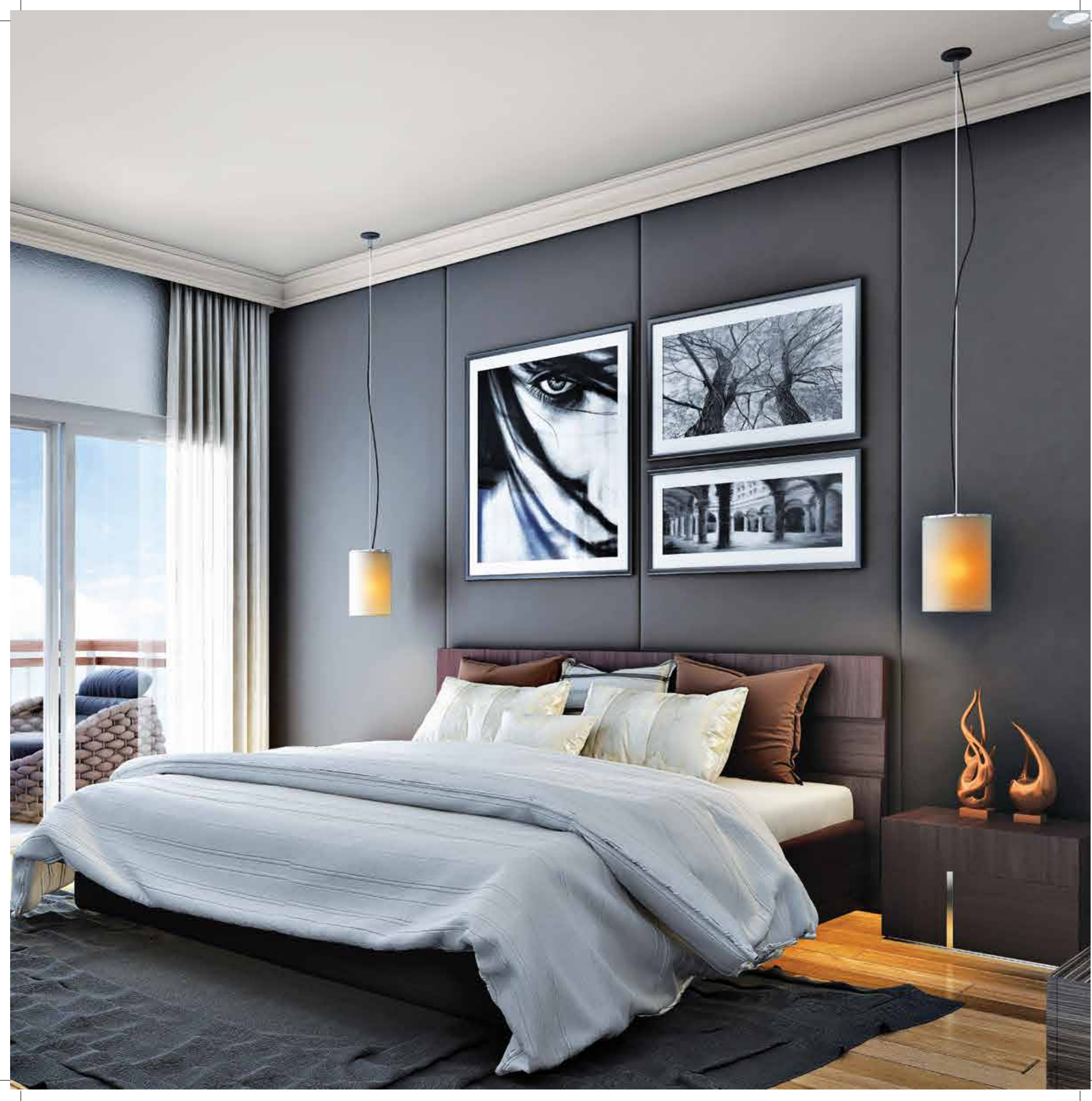




LIVING SPACES

Three towers soar skywards,
housing luxurious 1, 2 and 3 BHK apartments
in a range of sizes and plans. What they all have
in common, is well-planned, spacious design and solid
construction. The three residential towers occupy
the centre, leaving 80% free for open spaces.
Built in partnership with leading names in real estate
and crafted using state-of-the-art technology,
Skylark Royaume is suited to every need and budget.





LEISURE SPACES

The amenities complete the experience at Skylark Royaume.

An avenue of trees extends its welcome as you enter, and is only the beginning of the flora that's spread across the property's 7.5 acres.

The clubhouse occupies 15,000 sq. ft., and hosts everything from a squash court, sauna and gym to a library. The outdoor spaces are home to play courts, a senior citizen park, a BBQ area, and even a pet-friendly zone. Here, there's something to indulge every loved one.







Site Plan Legend Showing Outdoor Amenities:

- | | | |
|-----------------------------------|---|------------------------------|
| 01 Main Entry And Exit | 11 Tree Court And Seating Area | 21 Yoga Lawn |
| 02 Security Cabin | 12 Lily Pond | 22 Practice Basketball Court |
| 03 Entrance Plaza | 13 Elders' Exercise Zone And Tree Court | 23 Park |
| 04 8m-wide Drive Way | 14 Tot Lot | 24 Giant Chess Arena |
| 05 Maidan And Open Air Theatre | 15 Practice Tennis Court | 25 Multipurpose Court |
| 06 Jogging Track/Pathway | 16 Sand Pit/Childrens' Play Area | 26 Hopscotch Area |
| 07 Cricket Pitch For Net Practice | 17 Viewing Galleries | 27 Visitors' Car Parking |
| 08 Main Swimming Pool | 18 Cycling Loop | 28 Ramp |
| 09 Kid's Pool | 19 Bicycle Parking | |
| 10 Water Feature | 20 Skating Rink | |



MASTERPLAN
1-4 Floors



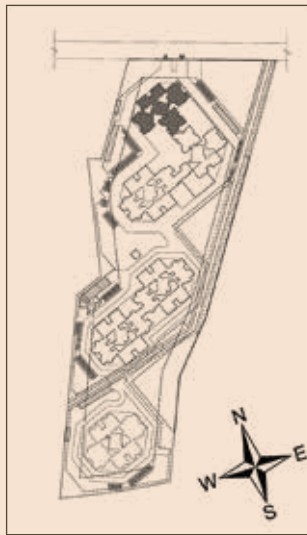
MASTERPLAN
5-8 Floors



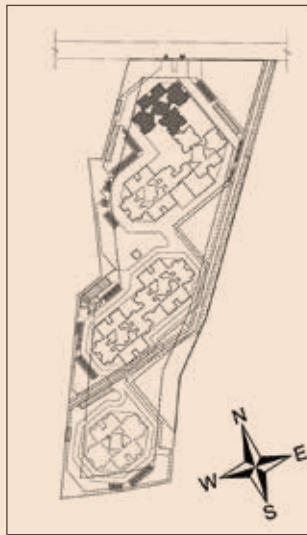


MASTERPLAN
9-14 Floors

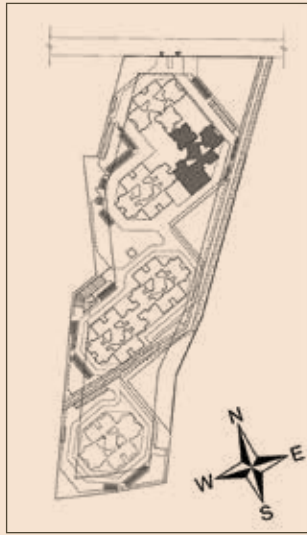




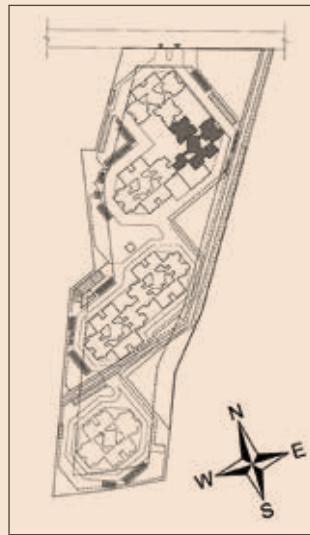
Typical 1st-8th Floor | BLOCK A



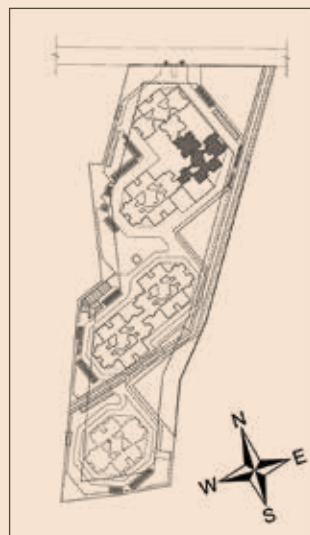
Typical 9th-14th Floor | BLOCK A



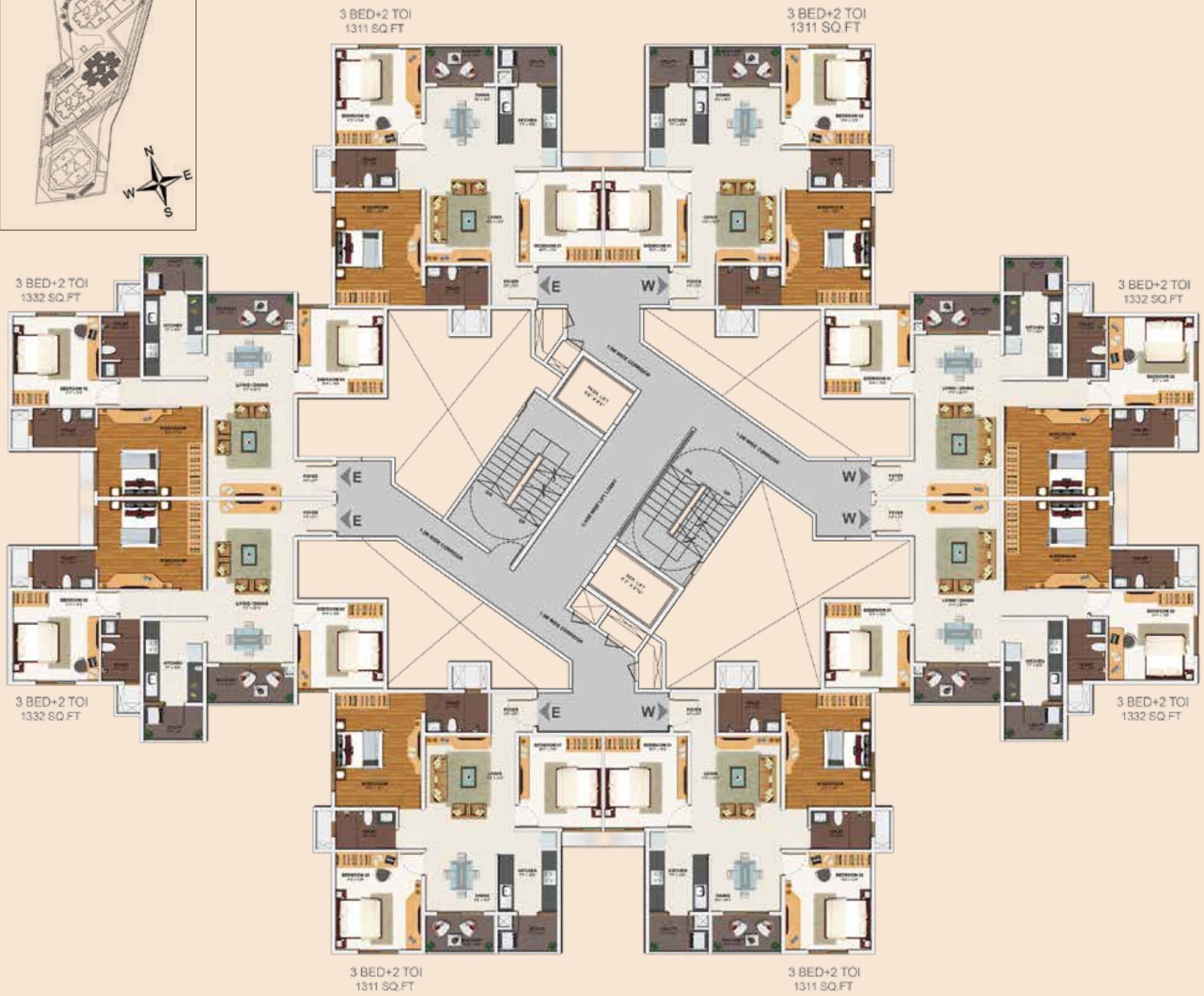
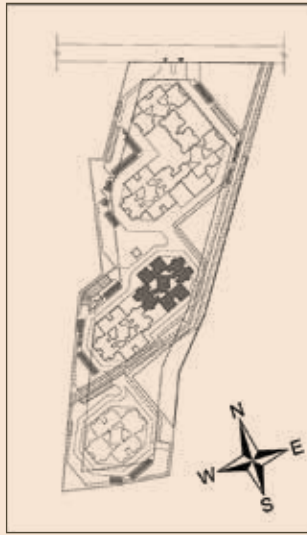
Typical 1st-4th Floor | BLOCK B



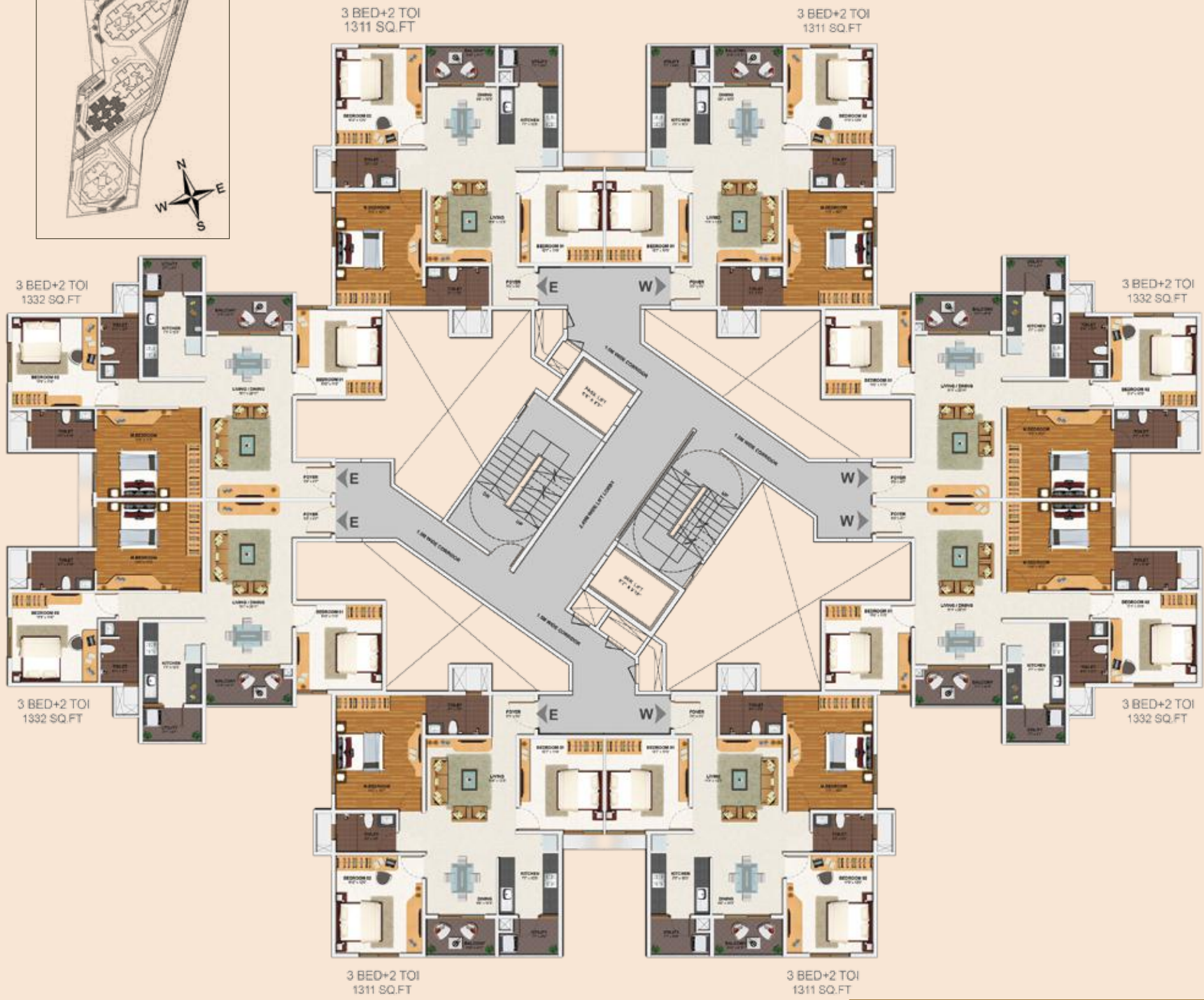
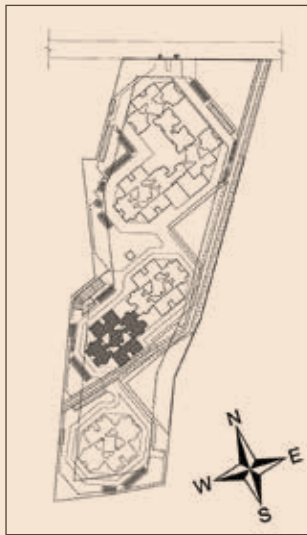
Typical 5th-8th Floor | BLOCK B



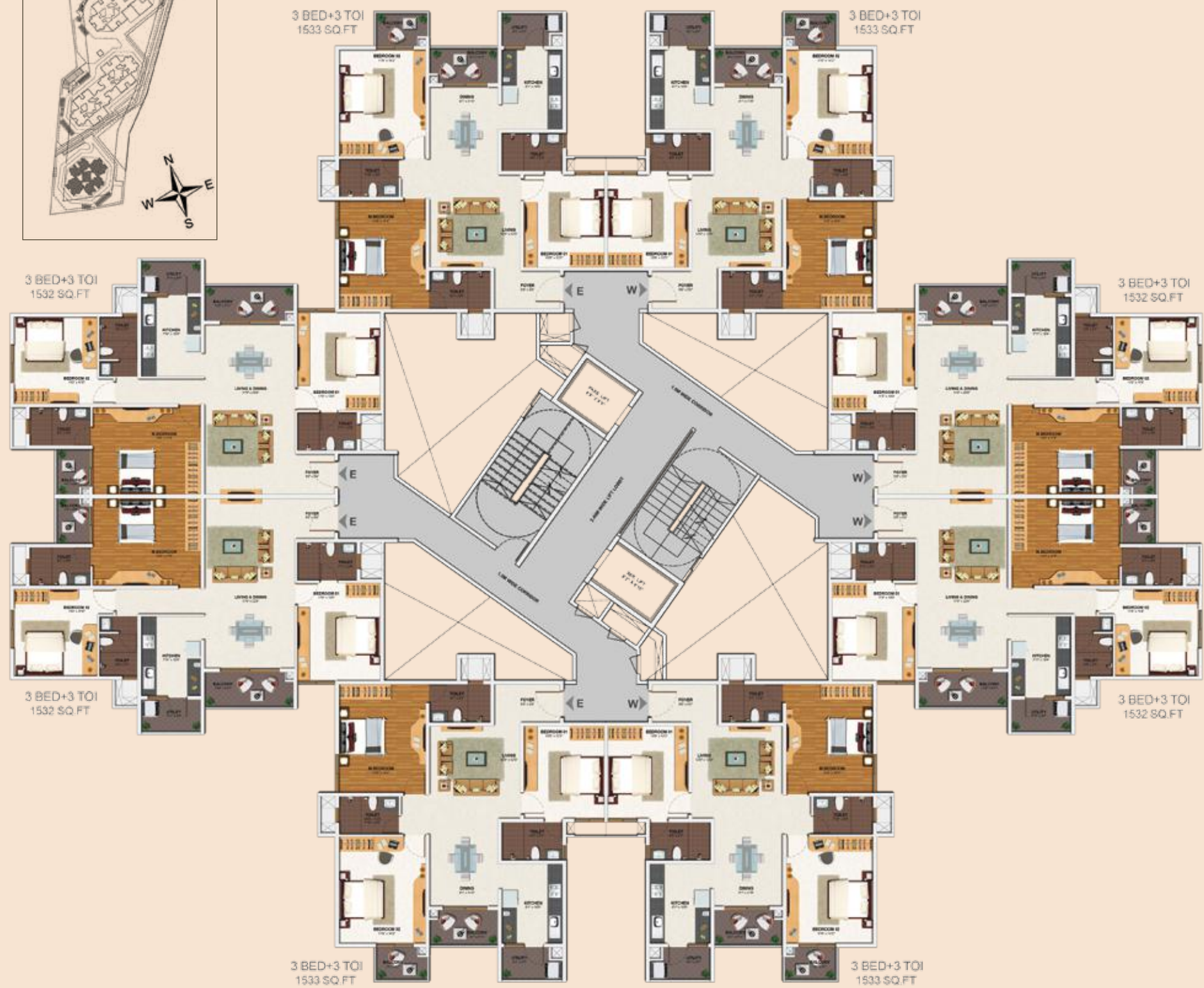
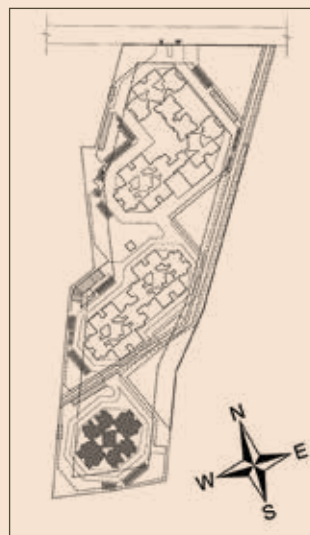
Typical 9th-14th Floor | BLOCK B



Typical 1st-14th Floor | BLOCK D



Typical 1st-14th Floor | BLOCK E



Typical 1st-14th Floor | BLOCK F





Unit Type 01
1BHK • 615 sft



Unit Type 02
1BHK • 625 sft



Unit Type 03
1BHK • 625 sft



Unit Type 07
2BHK • 1040 sft





Unit Type 12
3BHK+2T • 1344 sft



Unit Type 13
3BHK+2T • 1420 sft



Unit Type 14
3BHK+2T • 1311 sft



Unit Type 15
3BHK+2T • 1332 sft

Unit Type 16
3BHK+2T • 1318 sft



Unit Type 17
3BHK+2T • 1332 sft



Unit Type 18
3BHK+3T • 1533 sft



Unit Type 19
3BHK+3T • 1532 sft

*1 Mtr = 3.28 ft *1 Sq.mtr = 10.764 Sft



SPECIFICATIONS

Structure:

- RCC framed structure

Lobby:

- Ground floor lobby - Granite
- Upper floor lobbies - Vitrified tiles

Lift:

- Two lifts of suitable capacity in every block

Flooring:

- Laminated wooden flooring in master bedroom
- Vitrified tiles flooring for living, dining, kitchen and other bedrooms
- Anti-skid ceramic tiles flooring in balcony and utility area

Toilet:

- Anti-skid ceramic tiles flooring, ceramic tiles on walls up to 7 feet
- EWC of standard quality
- Mixer tap with pedestal washbasin of standard make
- Chrome plated fittings of standard quality
- Provision for geyser in all toilets
- Hot and cold mixer unit with head shower, telephone shower and tap of standard make

Kitchen:

- Provision for water purifier
- Gas pipe line will be provided

Utility:

- Provision for washing machine

Joinery:

- Main door: Engineered door frame & shutter with polish on both sides and standard hardware along with security eye piece
- Bedroom doors: Engineered door frame & shutter with polish on both sides
- Toilet doors: Engineered door frame & shutter with polish on one side & laminate on the other
- Balcony & Utility doors: UPVC/ Aluminum
- Windows and ventilators: UPVC/ Aluminum glazed windows with provision for mosquito mesh

Painting:

- Internal walls and ceiling with oil bound distemper

Electrical:

- Fire resistant electrical wires of a reputed brand with elegant switches

- Provision for AC in living and all bedrooms
- TV and telephone points in the living and master bedroom
- Provision for internet / data points in the living and master bedroom
- 1BHK load – 2KW
- 2BHK load – 4KW
- 3BHK (2T) load – 5KW
- 3BHK (3T) load – 6KW

Security System:*

- Video door phone for each apartment
- CCTV coverage at main gate entry-exit and ground floor entrance lobbies

*(Implies an extra cost of ₹50,000/- to be paid mandatorily.)

Power Back-up Generator:

- Standby generator for lights in common areas, lifts and pumps
- 0.5 K Watt D.G. power back up for 1 BHK units
- 1 K Watt D.G. power back up for 2 BHK units
- 1.5 K Watt D.G. power back up for 3 BHK (2T) units
- 2 K Watt D.G. power back up for 3 BHK (3T) units

AMENITIES

CLUBHOUSE

- Squash Court
- Multipurpose Hall
- Creche
- Clinic/Infirmary
- Gymnasium
- Library
- Table Tennis
- Indoor Games Room
- Indoor Badminton Court
- Billiards/Snooker Room
- Meeting Room
- Steam & Sauna





LANDSCAPE

- The lush green expanse is filled with a variety of trees.
- A pathway weaves through the property, offering new routes for your morning walk.
- A maidan encourages sports and the open air theatre's ideal for late evening performances.
- A multipurpose play area and entertainment zone offers countless ways to unwind.
- The netted and safe practice pitch is perfect for that soaring, match-winning sixer.
- The swimming pool invites you to enjoy a languid swim on a summer morning.
- Outdoor play courts get the adrenaline going.
- The skating rink lets you glide and break boundaries.
- Tree courts spread across the property make you feel as though you've got a tropical forest in your backyard.
- A senior citizen's park offers the option to exercise in the midst of Nature.





OUR PARTNERS

Thomas Associates

In every listing of India's top architectural firms, Thomas Associates enjoys a consistently prominent position.

The firm owes its reputation to architecture that employs the latest in technology and global design trends. Since its establishment in Bangalore in 1992, Thomas Associates has punctuated the city's evolving landscape with buildings that have a distinct presence.

The team of architects, engineers, CAD operators and draftsmen embraces evolving technologies. The firm's strength is the balance of the futuristic and the timeless. Each design draws on the cultural background of its location, while sustainability and eco-friendliness play a central role. And now, with Skylark Royaume, Thomas Associates contributes yet another landmark to Bangalore's skyline.

Piramal Group

Piramal Group is one of the largest lenders and investors in the residential real estate market in India. The investment arm of the Piramal Group has a loan book and equity investment worth ₹22,000 crore in the residential sector in the top eight cities in India.

Currently, Piramal Fund Management has 10 schemes - seven of them domestic, two offshore funds and the remaining a third-party mandate. The firm's differential edge largely comes from customised offerings with an attractive value proposition for developers.

The group has a robust growth plan for its real estate investment portfolio, which includes new offerings such as construction finance and loans against property for commercial real estate.

ABOUT SKYLARK

Skylark is a real estate development company that builds trust.

Established in 1992 on the premise 'Once a client, always a client', Skylark's

founding principles are transparency and accountability. This thread binds

each and every process, right from ensuring that the land under

development is litigation-free to constructing eco-friendly projects,

and delivering them on time, every single time. This commitment has earned

Skylark several prestigious awards, and the company is ISO 9001, 14001

and OHSAS 18001 certified. This reputation for excellence is achieved

by partnering the finest professionals in the field, from architects,

civil and structural engineers to landscape artistes. Soon, the Skylark insignia

will expand across India, with projects in Pune and Chennai already

underway. In 24 years, Skylark has more than 10 million sq. ft. of residential

and commercial properties in its portfolio, offering quality living and work

spaces to every kind of consumer. But the true measure of its worth,

is the thousands of happy customers.



Corporate Excellence Awards 2013 –

Best Community Development

(Skylark Arcadia – Phase 1)

CMO Asia Award - Singapore -

Developer of the Year (Luxury) 2013

CMO Asia Award - Singapore -

Residential Property of the Year 2013



KNOW YOUR NEIGHBOURHOOD

Corporate Offices Within 15 Minutes'

Driving Distance

Infosys
HP
Wipro
Delmia Software
Mind Tree
Patni Computers
HCL
Motorola
Siemens Ltd.
TCS
Birla
3M
Mahindra
Siemens
BHEL
Yokogawa
ITI
SSIDC
KEB

Educational Institutions

National Public School
Christ Academy
Sunrise International Residential School
Ebenezer International School
Treamis World School
Lawrence High School
Candor International School
JSS Public School
Sherwood High
Poddar International
Cambridge High School
Radcliffe School
PES School Of Engineering
Symbiosis International University
BTL Institute of Technology
NTTF
IHMR

Nearby Hospitals

Fortis Hospital
Apollo Hospital
Narayana Health
Ramakrishna Health Care
Apollo E City
Sakra Hospital
Swami Trauma Centre
Agarwal National Hospital

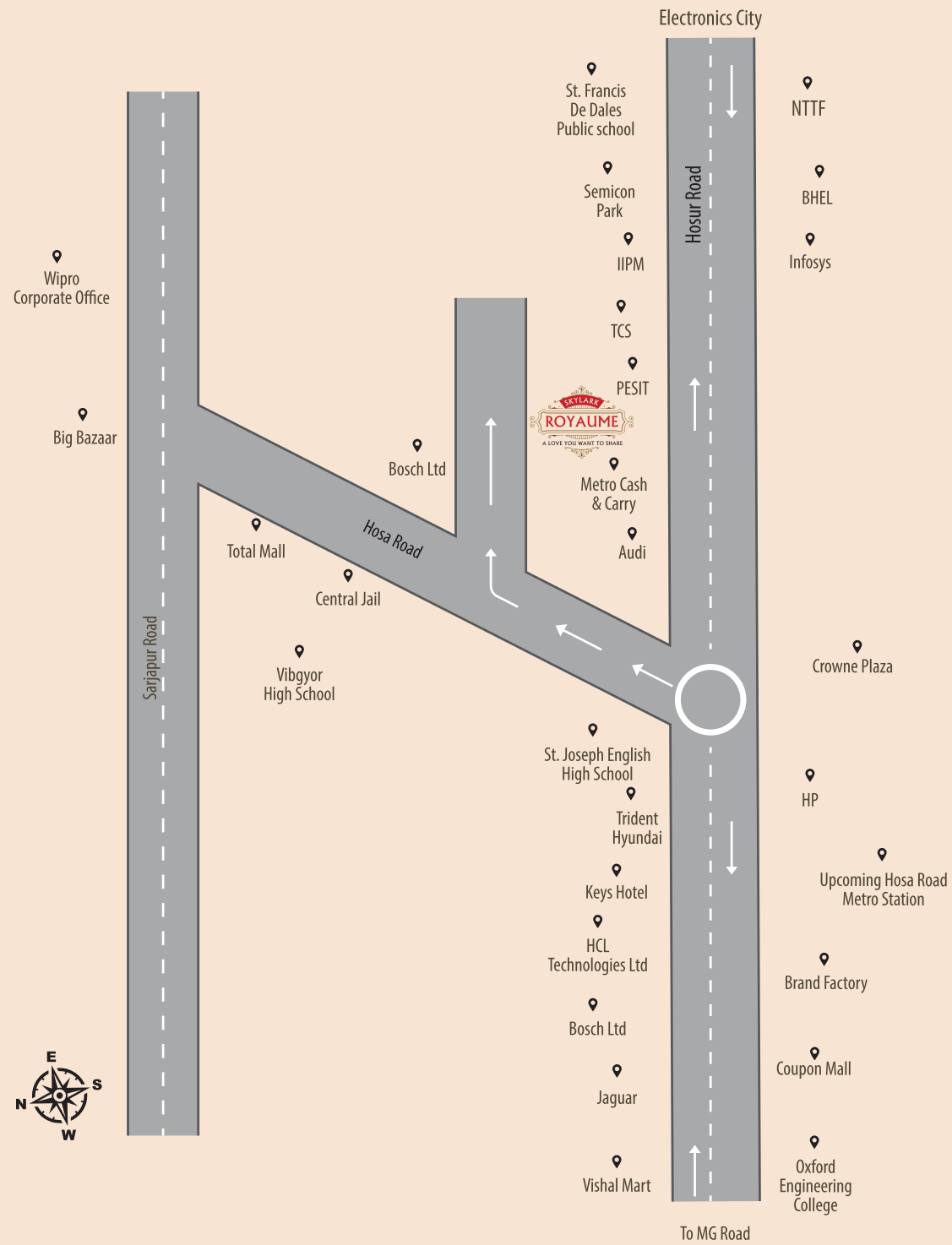
Shopping & Entertainment Centres

Metro Cash & Carry
Shoppers Stop
Central Mall
Total Mall
D-Mart
Coupon Mall
Big Bazaar
Vishal Mart

Nearby Hotels

IBIS Hotels
Svenska Design Hotel
Keys Hotel
Crowne Plaza
Lemon Tree Hotel

LOCATION MAP



Project address: Skylark Royale, Close to Electronics City, Off Hosa Road Junction. Telephone: +91 9019072222 Email: sales@skylarkmansions.com







SKYLARK
ENDURING HOMES

Skylark Mansions Pvt Ltd

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BDA APPROVED PROJECT

Associated with
Piramal | Capital
knowledge action care

Member
CREDAI
BENGALURU

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